

VICINITY MAP

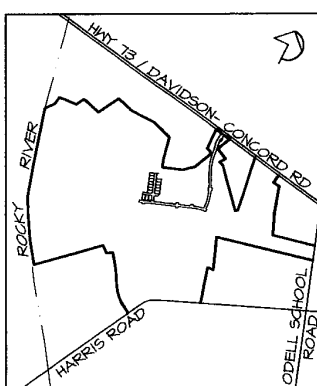
LEGEND

MBL.....MINIMUM BUILDING LINE
SDE.....STORM DRAINAGE EASEMENT (PRIVATE) *amb*
R/W.....RIGHT OF WAY
SS.....SANITARY SEWER
STE.....SIGHT TRIANGLE ESMT
RY.....REAR YARD
COS.....COMMON OPEN SPACE

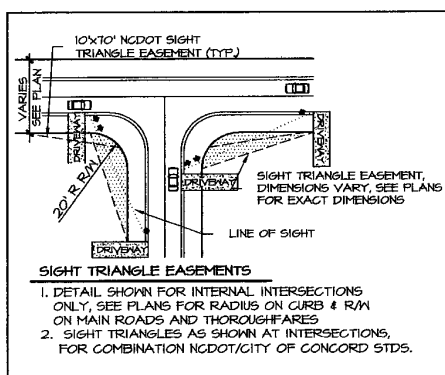
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C-255	28.98	25.00	16.37	27.39	N36°57'12"E	68°25'19"
C-256	10.29	25.00	5.22	10.22	N08°02'48"W	23°34'41"
C-257	39.27	25.00	25.00	35.36	N64°50'09"W	90°00'00"
C-258	39.27	25.00	25.00	35.36	N25°09'57"E	90°00'00"
C-259	39.27	25.00	25.00	35.36	N64°50'09"W	90°00'00"
C-260	39.27	25.00	25.00	35.36	S25°09'57"W	90°00'00"
C-261	39.27	25.00	25.00	35.36	S64°50'09"E	90°00'00"
C-262	39.27	25.00	25.00	35.36	S25°09'57"W	90°00'00"

SITE MAP



SIGHT TRIANGLE DETAIL



3. 1/21/03 REVISED DEV. DATA TO SHOW 30' MBL & SITE
2. 1/20/03 REVISED PER ENGINEERING & DOT, REVIEW
1. 1/14/03 REVISED MAP NAME
REVISION SUMMARY



**KENNEY DESIGN
GROUP, PA**

1316 GREENWOOD CLIFF
CHARLOTTE, NORTH CAROLINA 28204
PH: 704/377-6099 FAX: 704/377-6097
EMAIL: KENNEY@VNET.NET

CERTIFICATE OF FEE PAYMENT

I HEREBY CERTIFY THAT ALL FEES FOR THE MEADOWS AT MOSS CREEK VILLAGE MAP 1 (PHASE 1C) HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

2/12/04 *[Signature]*
DATE FINANCE DIRECTOR

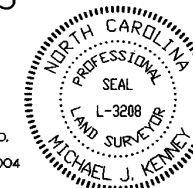
CERTIFICATE OF ELECTRIC DISTRIBUTION SYSTEM APPROVAL

I HEREBY CERTIFY THAT THE ELECTRIC DISTRIBUTION SYSTEM HAS BEEN DESIGNED AND INSTALLED IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

2/12/04 *[Signature]*
DATE DIR. OF ELECTRIC SYSTEM

CERTIFICATE OF SURVEY AND ACCURACY

I, MICHAEL J. KENNEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DISCRIPTION RECORDED IN BOOK.....PAGE.....) THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS "00'00.00". THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BK.....PG..... THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.
WITNESS MY HAND AND SEAL THIS 27TH DAY OF JANUARY, AD 2004



PROFESSIONAL LAND SURVEYOR - L3208

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS, OPEN SPACE, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS, WHICHEVER OCCURS LATER.

1/30/04 *[Signature]*
DATE OWNER

CERTIFICATE OF FINAL PLAT APPROVAL

I HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

2/12/04 J. Jeffrey Towns
DATE DIR. OF PLANNING
2/27/04 *[Signature]*
DATE CITY ATTORNEY

REVIEW OFFICERS CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, *[Signature]*, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIRMED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

2-12-04 *[Signature]*
DATE REVIEW OFFICER

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS AND STANDARDS OF CONCORD AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

2/12/04 *[Signature]*
DATE DIR. OF ENGINEERING

NOTES

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY KENNEY DESIGN GROUP, PA.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-00300 EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 468H-6-741
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194, DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- PUBLIC WATER SUPPLY PROVIDED BY THE CITY OF CONCORD. SANITARY SEWER SHALL BE DISCHARGED TO THE CITY OF CONCORD SANITARY SEWER COLLECTION SYSTEM.
- OPEN SPACE IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, DEVELOPER OR HIS ASSIGNS.
- ACTIVE OPEN SPACE - (10'-44'25"X200') = \$88,512.00 MINIMUM FINANCIAL INVESTMENT FOR ACTIVE OPEN SPACE. *NOTE - PER 653.6.4 THE ACTUAL CONTRIBUTION SHALL BE DETERMINED BY THE TAX VALUE OF THE PARCEL AT THE TIME OF FINAL PLAT APPROVAL IS GRANTED.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.

Street Blades:
[1] 1550 Broderick St NW at
9560 Valencia Ave NW

[2] 1500 Broderick St NW at
9560 Moss Plantation Ave NW

DEVELOPMENT DATA

ZONING CLASSIFICATION: CURM-2
AREA OF PLAT: 3.69 AC.
AREA OF COMMON OPEN SPACE: 0.07 AC.
ACREAGE IN LOTS: 256 AC.
ACREAGE IN STREET R/W: 106 AC.
TOTAL LOTS: 15
LINEAR FEET OF STREET:
BRODERICK STREET NW: 615 LF
VALENCIA AVENUE NW: 344 LF
LOT DATA:
FRONT SETBACK: 30' (5 LOTS)
SIDEYARD: 3'
REARYARD: 20' INTERNAL/25' EXTERNAL

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

FINAL PLAT			
MOSS CREEK VILLAGE (Ph. 1c)			
The Meadows at Moss Creek Map 1			
City of Concord, Township 3, Cabarrus Co., North Carolina			
Owner: J & B Development & Management, Inc./RJ Moss Farms			
9179 Davidson Highway			
Concord, NC 28227			
Scale:	1" = 60'	Drawn By:	DDK
Date:	12/4/03	Job No.:	4399